



MEMORANDUM

TO: The Honorable City Council

REVIEWED: Ronald H. Williams, Jr. Deputy City Manager 

Leonard M. Newcomb III, CFM, Assistant Director, City Planning
CC TO: Susan Pollock Hart, CFM, Principal Planner, City Planning

FROM: George M. Homewood, FAICP, CFM, Director, City Planning

Special Exception to operate a Used Merchandise Establishment at 2340 East
SUBJECT: Little Creek Road

DATE: June 10, 2016

At the May 26, 2016 Planning Commission public hearing an application for a Special Exception to operate a Used Merchandise Establishment at the Roosevelt Garden Shopping Center located at 2340 East Little Creek Road was considered.

History

Prior to 1992 the *City of Norfolk Zoning Ordinance* required a special exception for a Second Hand Store (Used Merchandise Establishment). With the adoption, in 1992, of the current *Zoning Ordinance* the use was permitted by-right. In 2006, the *Zoning Ordinance* was amended to once again require a Special Exception for a Used Merchandise Establishment.

On East Little Creek Road, there are currently three Used Merchandise Establishments. Two of them Thrift Store City (1760 E. Little Creek Road) and Thrift Store USA (875 E. Little Creek Road) are legal nonconforming uses ('grandfathered') and the third CHKD (1356 E. Little Creek Road) was granted a special exception in 1991.

Request

The applicant, Salvation Army, is proposing to operate a used merchandise establishment in the Roosevelt Garden Shopping Center where the Fabric Hut ceased operation in early 2014. The

space is 12,550 square feet. The site is zoned C-3 (Retail Center) which permits the use by Special Exception.

On March 10, 2016 the Roosevelt Garden Civic League Board of Directors voted not to oppose the request. On May 17, 2016 by a vote of 11 to 6, the full Civic League voted to not oppose the special exception request. Staff also received a letter of support from the Bel-Aire Civic League.

Staff received many letters both in support (32) and in opposition (42). At the hearing, there were 13 speakers in support of the request and 3 against.

By a vote of 5 to 2, the Planning Commission voted to approve the special exception for the Used Merchandise Establishment. The Commissioners felt that the conditions proposed in the special exception adequately addressed the land use impacts that this type of facility could have including the dropping off at the location of items to be sold.

The two Commissioners that voted against the request were concerned about the preponderance of thrift stores, car sales and service, flea markets and other types of uses that have located along the East Little Creek Corridor.

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